

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:	)	
	)	
Alberta L. Cherepko,	)	Case No. 23-22617 CMB
<i>Debtor</i>	)	Chapter 13
	)	Docket No. 49
Alberta L. Cherepko,	)	
<i>Movant</i>	)	
	)	
vs.	)	
	)	
Ally Financial, Duquesne Light Company, Ford	)	
Motor Credit Company, LLC, Huntington National	)	
Bank, Jefferson Capital Systems, LVNV Funding,	)	
Lincoln Automotive Services, PNC Bank, PA Dept.	)	
of Revenue, Peoples Natural Gas, Regional	)	
Acceptance Corporation, Santander Consumer	)	<b>ENTERED BY DEFAULT</b>
USA, UPMC Physician Services, Office of the US	)	
Trustee, and Ronda Winnecour, Trustee,	)	
<i>Respondents</i>	)	

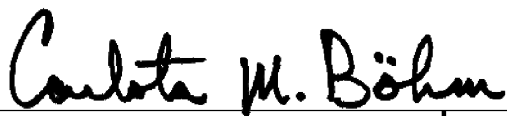
**ORDER APPROVING RETENTION OF REALTOR/BROKER**

AND NOW, to wit, this 11th day of October, 2024, upon  
consideration of the *Application to Employ Realtor to Sell Debtor's Real Property*, it is

**ORDERED, ADJUDGED and DECREED** as follows:

1. The above referenced Application is hereby approved as of the date the Application was filed.
2. Tarasa Hurley, and River Point Realty LLC, 7112 Church Avenue, Ben Avon, PA 15202, is hereby appointed as ***Realtor*** in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Movant's agent in connection with the sale of real estate located at 123 Oliver Drive, White Oak, PA 15131. A realtor commission in the amount of 3% or \$3,000.00, whichever is greater, plus \$600.00 is tentatively approved, subject to final Court order.

3. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the professional to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.
4. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.
5. Applicant shall serve the within Order on all interested parties and file a certificate of service.

  
\_\_\_\_\_  
Honorable Judge Carlota M. Böhm dmr  
U.S. Bankruptcy Judge

**CC: Ronda J. Winnecour, Trustee**  
**Alberta L. Cherepko, Debtor**  
**Kenneth Steidl, Counsel for the Debtor**  
**Tarasa Hurley and River Point Realty LLC**  
**Office of the U.S. Trustee**

FILED  
10/11/24 12:06 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

In re:  
Alberta L. Cherepko  
Debtor

Case No. 23-22617-CMB  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0315-2  
Date Rcvd: Oct 11, 2024

User: auto  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 13, 2024:

Recip ID	Recipient Name and Address
db	+ Alberta L. Cherepko, 123 Oliver Drive, White Oak, PA 15131-1941
r	+ Tarasa Hurley, River Point Realty LLC, 7112 Church Avenue, Ben Avon, PA 15202-1812

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 13, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 11, 2024 at the address(es) listed below:

Name	Email Address
Denise Carlon	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION dcarlon@kmlawgroup.com
Jeffrey Hunt	on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com
Kenneth Steidl	on behalf of Debtor Alberta L. Cherepko julie.steidl@steidl-steinberg.com ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;todd@steidl-steinberg.com;rlager@steidl-steinberg.com;awerkmeister@steidl-steinberg.com;amattish@steidl-steinberg.com
Keri P. Ebeck	on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com btemple@bernsteinlaw.com;aepiscopo@bernsteinlaw.com;kebeck@ecf.courtdrive.com;agilbert@bernsteinlaw.com

Office of the United States Trustee

District/off: 0315-2

User: auto

Page 2 of 2

Date Rcvd: Oct 11, 2024

Form ID: pdf900

Total Noticed: 2

ustpreion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteewdpa.com

TOTAL: 6